



CENTRAL ARTS PLAZA



1850 N Central Avenue
Phoenix, Arizona

Located in the heart
of Phoenix's thriving

CENTRAL
ARTS
DISTRICT



Jones Lang LaSalle Brokerage, Inc. License #: CO508577000



PROPERTY

Central Arts Plaza provides tenants a unique opportunity to enjoy a Class A atmosphere, first-class on-site amenities and accessibility to the entire Valley.

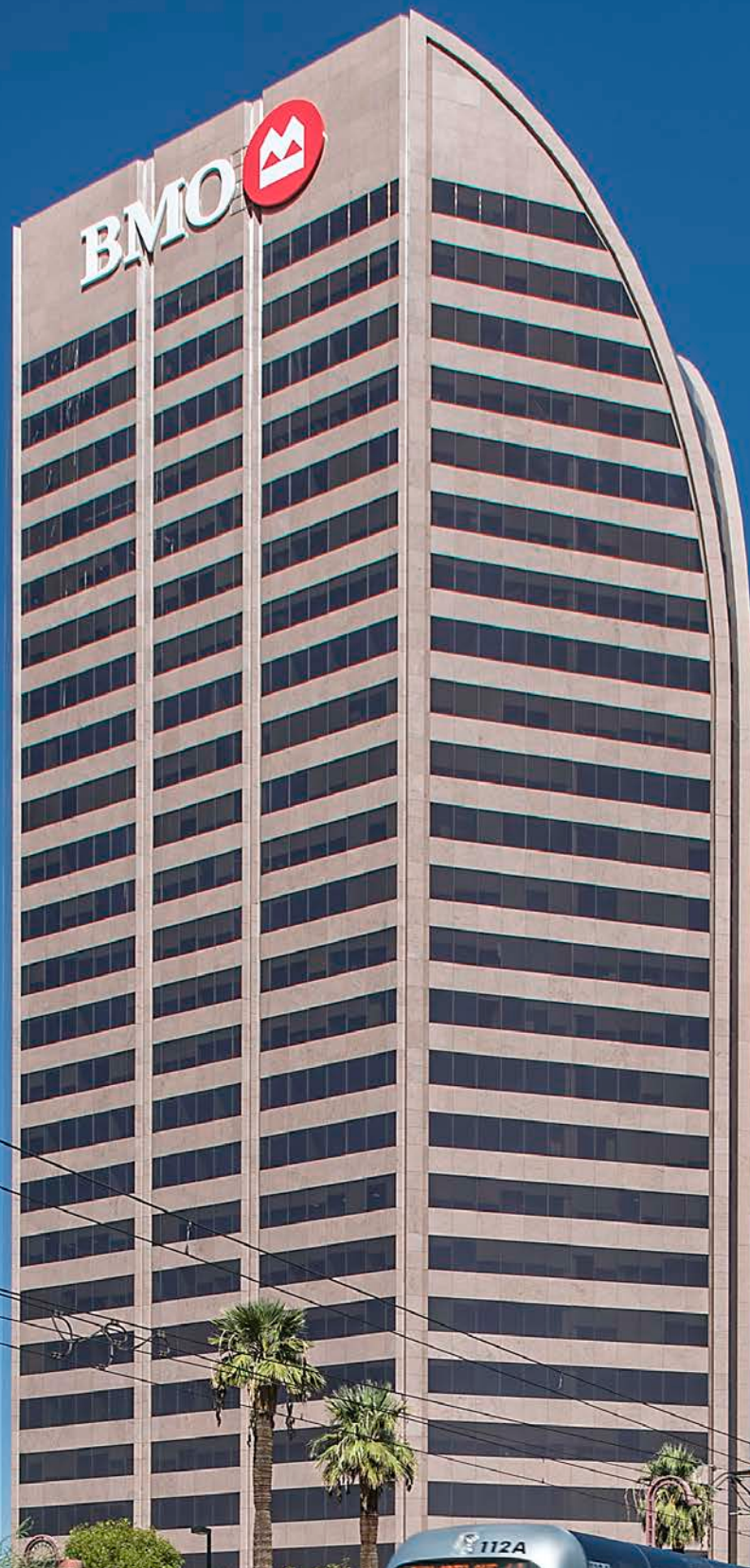
As the signature tower on the Phoenix skyline, the 24-story, 500,000 square foot, Class A building offers an array of unrivaled quality amenities and services to enhance tenant life.

Building Features:

- Column free floor plates ranging from 18,500–20,000 square feet
- Unobstructed 360 degree views of the Phoenix area and Camelback Mountain from all floors
- Adjacent 7½-story parking garage with a 3/1,000 parking ratio
- Prominent signage opportunities
- Dramatic main lobby with 20-foot ceiling, granite finishes, marble accented floors and an expansive glass curtain wall

Tenant services:

- 24-hour security personnel assisted by electronic video surveillance
- Redundant fiber optic service from multiple carriers
- Computerized multi-zoned HVAC system with overcapacity







LOCATION

Located in the heart of Phoenix's thriving Central Arts District

Central Arts Plaza is located in the Central Arts District, which coupled with Roosevelt Row and Hance Park, serves as the artistic and cultural pulse of the greater Phoenix metro area. Additionally, the Property's location benefits from direct access to two Phoenix Metro Light Rail stops, as well as immediate ingress / egress via the I-10 freeway.

- Central Arts Plaza features approximately 95 eateries located within 4 miles of the project including The Yard, Culinary Dropout, Flower Child, Phoenix Public Market, and the Clever Koi
- The city of Phoenix recently announced a \$118 million enhancement of Hance Park, further developing the live/work/play atmosphere within the Central Arts District. The plans, inspired by Klyde Warren Park in Dallas and Central Park in NYC, currently call for features including a zip line, performance pavilion, bike amenities, beer garden, coffee bar and restaurant
- Central Arts Plaza is located on the Phoenix Metro Light Rail line within a half block of the McDowell Road & Encanto Stations. The Phoenix Metro Light Rail boasts an annual ridership of 14.8 million (CY 2015)
- Currently, there are approximately 1,600 multi-family units and a 104-room, arts themed hotel under construction within the Central Arts District

1850 NORTH CENTRAL AVENUE
PHOENIX • ARIZONA



CENTRAL
ARTS
PLAZA







N 16TH ST

N 7TH AVE

N CENTRAL AVE

N 3RD ST

N 7TH ST

E THOMAS RD

E VIRGINIA AVE

CENTRAL
ARTS
DISTRICT

LIGHT RAIL

HEARD
MUSEUM

CENTRAL
ARTS
PLAZA



PHOENIX ART
MUSEUM &
PHOENIX THEATRE

ARIZONA
OPERA

ARIZONA SCHOOL
FOR THE ARTS

E MCDOWELL RD

E WILLETTA ST

PHOENIX CENTER
FOR THE ARTS

HANCE PARK
CONSERVANCY

W ROOSEVELT ST



N 1ST AVE

N 3RD ST

N 5TH ST

W VAN BUREN ST

W WASHINGTON ST

LIGHT RAIL

E JEFFERSON ST

N CENTRAL AVE

W GRANT ST





CULTURE

Central Arts Plaza proudly stands in the heart of the Central Arts District, an area home to the greatest concentration of arts venues in the Phoenix metropolitan area. The building is directly adjacent to the Phoenix Art Museum, Phoenix Theatre and Arizona Opera, and is a short walk to the Heard Museum.

The project is also conveniently located on the Phoenix Metro Light Rail with two station stops in walking distance, which provides an ideal, central location for employees commuting from the greater Phoenix area. Tenants have quick and easy access to additional Downtown areas that include shops, hotels, sporting facilities, and numerous new and local restaurants.

Furthermore, Central Arts Plaza is just minutes from Downtown, the Camelback Corridor and Phoenix Sky Harbor International Airport.



Phoenix Art Museum



PHOENIX CENTER
FOR THE ARTS

ARIZONA OPERA

ON-SITE AMENITIES



Coffee Shop



Restaurant & Sundry Shop



Fitness Center



Multiple seating/meeting areas



State of the art
Conference Center



Two-Acre Park



Performing Arts Theatre



Tenant Bike Sharing





Award-winning two-acre park on-site



First-class dining facilities with additional outdoor terrace seating



A 10,000 square foot, professionally staffed and equipped fitness center



Outdoor water features, an inviting seating area, and sculpture garden



Performing arts theatre and specialty retail including coffee shop, sundry shop and dry cleaner

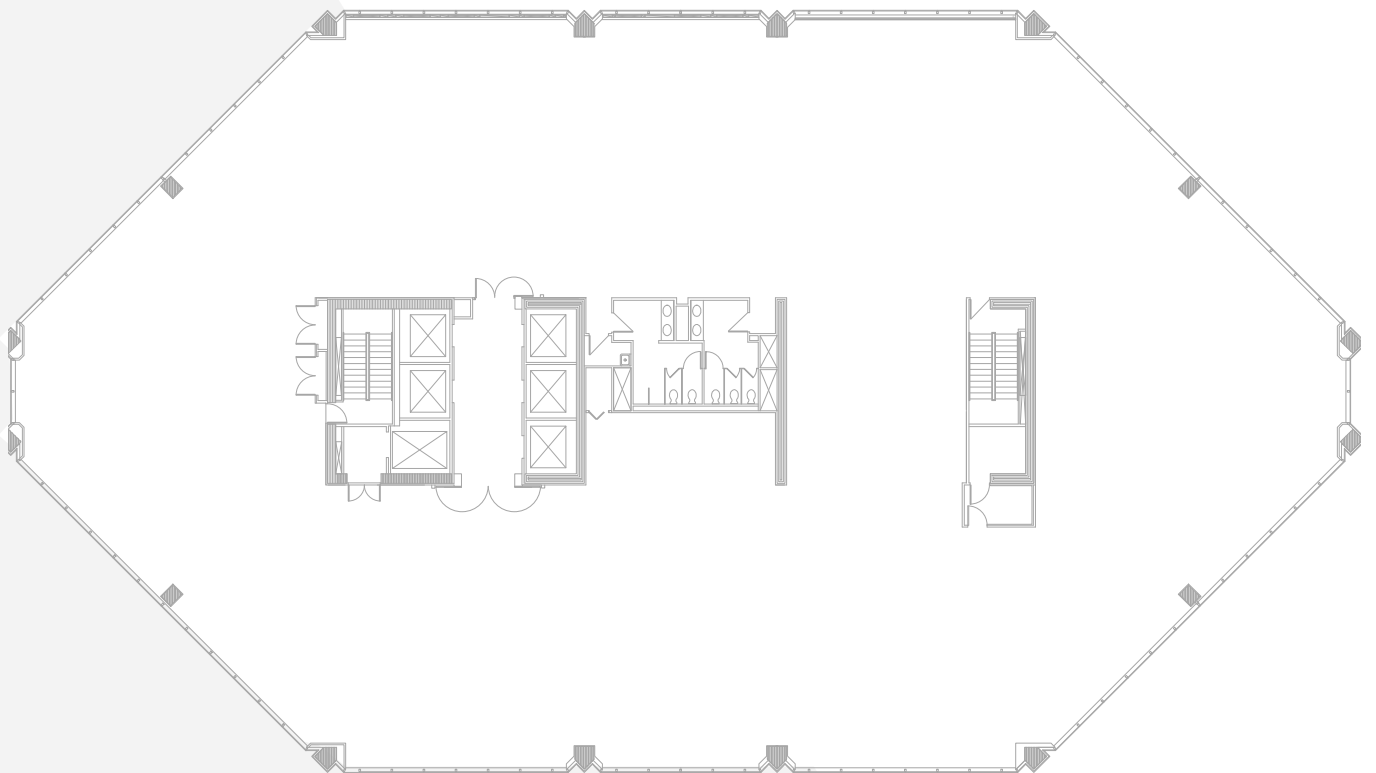


Tenant bike sharing program to cruise to all of the nearby amenities.



FLOOR PLATES

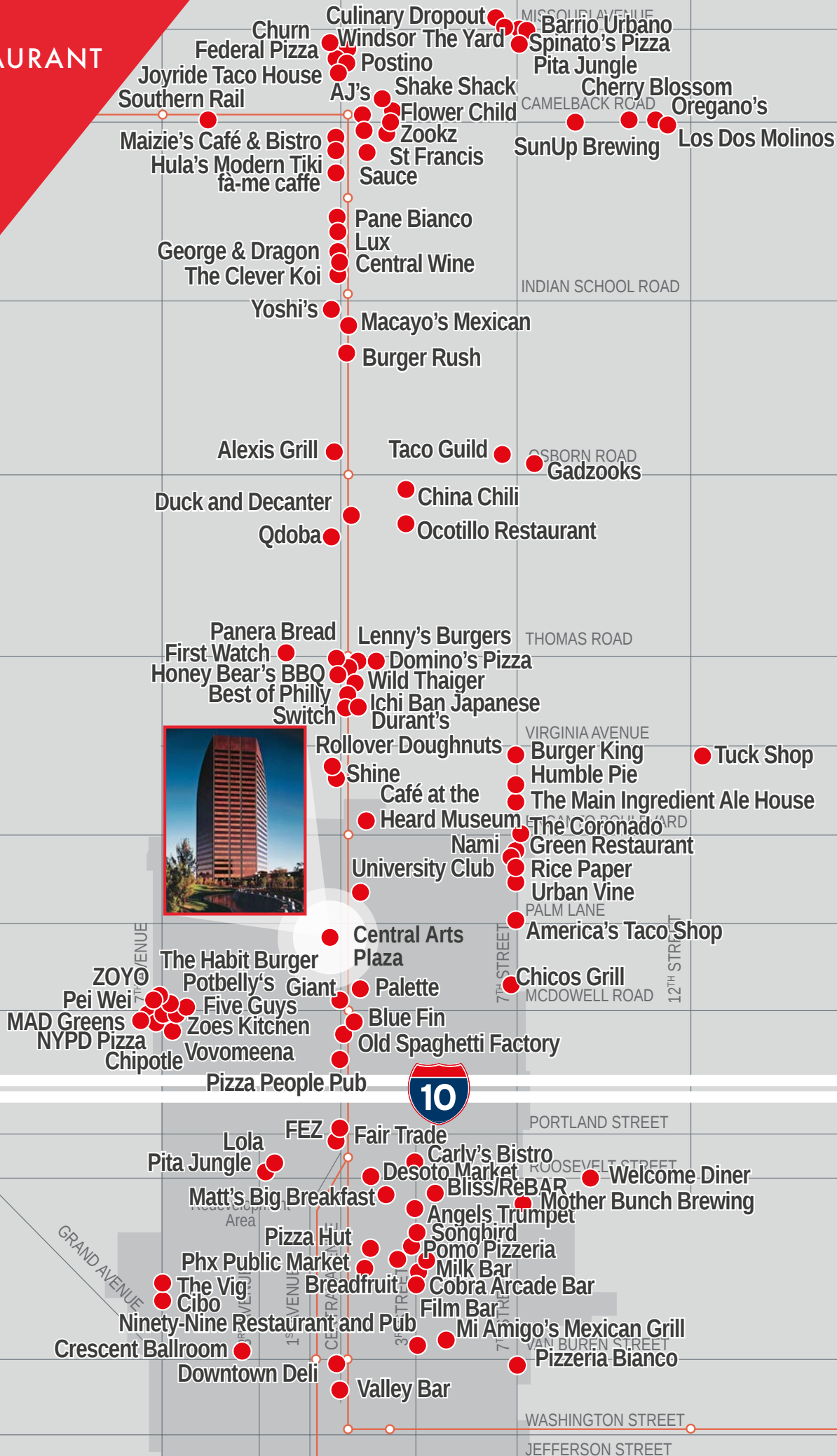
Flexible and efficient floor plate sizes to accommodate different users



Typical Floor Plate



RESTAURANT ROW



AMENITIES

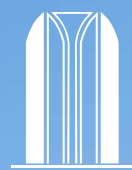


Award-winning chefs and trendy restaurants have become the catalyst for some of the hottest Valley projects, serving as a magnet for residential and commercial growth in the urban core. Eateries such as Southern Rail, Taco Guild, Culinary Dropout at The Yard, and Ocotillo are fostering an urban renewal, positioning the Central Arts District as the next destination for food, nightlife, and entertainment, attracting a younger workforce and residential base to the burgeoning district.





CENTRAL
ARTS
PLAZA



RECENT RENOVATIONS





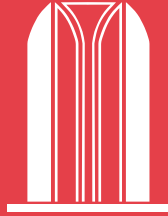








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